

**MINUTES
ZONING BOARD OF APPEALS
NOVEMBER 15, 2005**

Board members met at Stow Town Building at 9:00 a.m. to conduct site visits to locations that had been the subject of public hearings on November 7th. Members present were Arthur Lowden, Edmund Tarnuzzer, Donald Dwinells, Michele Shoemaker (associate) and Lee Heron (associate).

217 Red Acre Road – Mark Werner – The extent of the proposed deck/porch at the front of the dwelling had been staked, as was that of the proposed cantilevered window adjacent to the side lot line. The existing dwelling, to be taken down to the foundation, was found to be in great disrepair and apparently uninhabitable.

200 Barton Road – Weston Fisher – The limits of the proposed 6-ft. by 8-ft. entry to the kitchen at the side of the dwelling had been indicated by stakes and cord.

30 Pine Point Road – Elsie Rodney – The members were accompanied by Ms. Rodney who pointed out the existing sunroom to be converted to year-round use and the extent of the proposed deck that would wrap around the corner of the dwelling toward an existing chimney. The new deck and walkway will provide a second means of access that does not now exist. It was noted there is a steep drop from the rear of the dwelling toward the lake, as is common with other properties in the neighborhood and around the lake.

11 Hale Road – Kent & Debra Seith – Several of the members had previously visited this property in connection with the earlier application for special permit by the Seiths and by the former owner, Jeffrey McGarry. The plan submitted was consulted to help determine the proposed height of the dwelling with a second story. Other properties in the neighborhood were viewed from the lake side.

65 Gates Lane – Scott & Lisa Lilliott – The outline of the proposed porch at the front of the dwelling had been indicated by markers. The existing deck and screened porch to be replaced at the rear were found to be in a state of disrepair, as was stated at the hearing.

The Board returned to the Town Building at 10:25 a.m. to discuss the findings of the site visits.

Werner – 217 Red Acre Road – It was felt that statements made at the hearing had been confirmed by the site visit. On motion of Mr. Tarnuzzer, second by Mr. Heron, it was unanimously voted to grant a special permit to allow replacement of the single-story section of the existing house. On motion of Mr. Tarnuzzer, second by Mr. Lowden, it was unanimously voted to grant a side yard variance of approximately eight feet to allow a cantilevered window seat approximately 17 feet from the easterly side lot line

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Fisher – 200 Barton Road – On motion of Mr. Tarnuzzer, second by Ms. Shoemaker, it was voted unanimously to grant a special permit to allow the addition of a 6-ft. by 8-ft. entry to the side of the existing dwelling.

Rodney – 30 Pine Point Road – The members were in agreement that a second means of access to the dwelling was necessary. They noted the steepness of the lot toward the lake and the condition of the sunroom proposed for conversion to year-round use to provide more usable living space. On motion of Mr. Lowden, second by Mr. Tarnuzzer, it was unanimously voted to grant a special permit and requested side and rear yard variances related to the sunroom, new deck and walkway.

Seith – 11 Hale Road – The members felt that expansion of the existing dwelling with a second story would create a property typical of others in the neighborhood and around the lake. On motion of Mr. Tarnuzzer, second by Mr. Heron, it was unanimously voted to grant a special permit of allow expansion with a second story and attic.

Lilliott – 65 Gates Lane – The members were in agreement with statements made at the hearing. On motion of Mr. Tarnuzzer, second by Mr. Lowden, it was unanimously voted to grant a special permit to allow the addition of a front porch and replacement of the rear deck and screened porch, in accordance with plans submitted.

Zoning Bylaw Amendments – The members briefly reviewed the proposed amendment of Section 3.9, "Non-Conforming Uses and Structures", for which the Planning Board will conduct a public hearing on December 6th in preparation for a special town meeting to be held on December 12th.

Adjournment – The meeting was adjourned at 11:10 p.m.

Respectfully submitted,
Catherine A. Desmond
Secretary to the Board